

DRAFT Rural Hamilton Official Plan Amendment No. X

The following text, together with:

Appendix “A”	Volume 1: Schedule A – Provincial Plans
Appendix “B”	Volume 1: Schedule B – Natural Heritage System
Appendix “C”	Volume 1: Schedule B-1 – Detailed Natural Heritage Features – Key Natural Heritage Feature Life Science ANSI
Appendix “D”	Volume 1: Schedule B-2 – Detailed Natural Heritage Features– Key Natural Heritage Feature Significant Woodlands
Appendix “E”	Volume 1: Schedule B-3 – Detailed Natural Heritage Features – Key Natural Heritage Feature Alvar and Tallgrass Prairie
Appendix “F”	Volume 1: Schedule B-4 – Detailed Natural Heritage Features – Key Natural Heritage Feature and Key Hydrologic Feature Wetlands
Appendix “G”	Volume 1: Schedule B-5 – Detailed Natural Heritage Features – Key Hydrologic Feature Lakes and Littoral Zones
Appendix “H”	Volume 1: Schedule B-6 – Detailed Natural Heritage Features – Local Natural Area Environmentally Significant Areas
Appendix “I”	Volume 1: Schedule B-7 – Detailed Natural Heritage Features – Local Natural Area Earth Science ANSI
Appendix “J”	Volume 1: Schedule B-8 – Detailed Natural Heritage Features – Key Hydrologic Features Streams
Appendix “K”	Volume 1: Schedule D – Rural Land Use Designations
Appendix “L”	Volume 3: Map A – Special Policy Areas

attached hereto, constitutes Official Plan Amendment No. “X” to the Rural Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to provide a policy framework for the appropriate use and development of lands within the Pleasantview Area.

2.0 Location:

The lands affected by this Amendment are generally bounded by Patterson Road to the north, Old Guelph Road and the Canadian National Rail Line to the south, Highway 6 to the east, and Valley Road/York Road to the west, in the former Town of Dundas.

3.0 **Basis:**

The basis for permitting this Amendment is:

- The Amendment implements the recommendations of the Pleasantview Area Land Use Study;
- The Amendment will provide a policy framework for Niagara Escarpment Commission staff for their review of Development Permit Applications; and,
- The Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the Niagara Escarpment Plan, 2017.

4.0 **Actual Changes:**

4.1 **Volume 1 – Parent Plan**

Schedules and Appendices

4.1.1 Schedules

a. That Volume 1: Schedule A – Provincial Plans be amended by:

- i. redesignating lands from “Parkway Belt West Plan” to Niagara Escarpment “Natural Area”;
- ii. redesignating lands from “Parkway Belt West Plan” to Niagara Escarpment “Protection Area” and,
- iii. redesignating lands from “Parkway Belt West Plan” to Niagara Escarpment “Rural Area”,

as shown on Appendix “A”, attached to this Amendment.

b. That Volume 1: Schedule B – Natural Heritage System be amended by:

- i. removing the “Greenbelt Natural Heritage System” identification from the subject lands;
- ii. identifying the subject lands as “Niagara Escarpment Plan Area”;
- iii. adding “Core Area” identifications;

- iv. removing “Core Area” identifications; and,
 - v. adding “Linkage” identifications,
- as shown on Appendix “B”, attached to this Amendment.
- c. That Volume 1: Schedule B-1 – Detailed Natural Heritage Features – Key Natural Heritage Feature Life Science ANSI be amended by:
- i. removing the “Greenbelt Natural Heritage System” identification from the subject lands; and,
 - ii. identifying the subject lands as “Niagara Escarpment Plan Area”,
- as shown on Appendix “C”, attached to this Amendment.
- d. That Volume 1: Schedule B-2 – Detailed Natural Heritage Features – Key Natural Heritage Feature Significant Woodlands be amended by:
- i. removing the “Greenbelt Natural Heritage System” identification from the subject lands;
 - ii. identifying the subject lands as “Niagara Escarpment Plan Area”; and,
 - iii. adding “Key Natural Heritage Feature Significant Woodlands” identifications,
- as shown on Appendix “D”, attached to this Amendment.
- e. That Volume 1: Schedule B-3 – Detailed Natural Heritage Features – Key Natural Heritage Feature Alvar and Tallgrass Prairie be amended by:
- i. removing the “Greenbelt Natural Heritage System” identification from the subject lands; and,
 - ii. identifying the subject lands as “Niagara Escarpment Plan Area”,
- as shown on Appendix “E”, attached to this Amendment.
- f. That Volume 1: Schedule B-4 – Detailed Natural Heritage Features – Key Natural Heritage Feature and Key Hydrologic Feature Wetlands be amended by:

- i. removing the “Greenbelt Natural Heritage System” identification from the subject lands;
- ii. identifying the subject lands as “Niagara Escarpment Plan Area”; and,
- iii adding “Key Natural Heritage and Key Hydrologic Feature Wetlands” identifications,

as shown on Appendix “F”, attached to this Amendment.

- g. That Volume 1: Schedule B-5 – Detailed Natural Heritage Features – Key Natural Heritage Feature Lakes and Littoral Zones be amended by:

- i. removing the “Greenbelt Natural Heritage System” identification from the subject lands; and,
- ii. identifying the subject lands as “Niagara Escarpment Plan Area”,

as shown on Appendix “G”, attached to this Amendment.

- h. That Volume 1: Schedule B-6 – Detailed Natural Heritage Features – Local Natural Area Environmentally Significant Areas be amended by:

- i. removing the “Greenbelt Natural Heritage System” identification from the subject lands;
- ii. identifying the subject lands as “Niagara Escarpment Plan Area”;
- iii. adding “Local Natural Area Environmentally Significant Area” identifications, and,
- iv. removing “Local Natural Area Environmentally Significant Area” identifications,

as shown on Appendix “H”, attached to this Amendment.

- i. That Volume 1: Schedule B-7 – Detailed Natural Heritage Features – Local Natural Area Earth Science ANSI be amended by:

- i. removing the “Greenbelt Natural Heritage System” identification from the subject lands; and,
- ii. identifying the subject lands as “Niagara Escarpment Plan Area”,

as shown on Appendix “I”, attached to this Amendment.

- j. That Volume 1: Schedule B-8 – Detailed Natural Heritage Features – Key Hydrologic Features Streams be amended by:

- i. removing the “Greenbelt Natural Heritage System” identification from the subject lands; and,
- ii. identifying the subject lands as “Niagara Escarpment Plan Area”,

as shown on Appendix “J”, attached to this Amendment.

- k. That Volume 1: Schedule D – Rural Land Use Designations be amended by:

- i. redesignating lands from “Rural” to “Open Space”; and,
- ii. redesignating lands from “Open Space” to “Rural”,

as shown on Appendix “K”, attached to this Amendment.

4.2 Volume 3 – Special Policy and Site Specific Areas

Text

4.2.1 Chapter A – Special Policy Areas

- a. That Volume 3: Chapter A – Special Policy Areas be amended by deleting the text of Section 1.0 – SPA A – Pleasantview in its entirety and replacing it with following text:

“1.0 SPA A – PLEASANTVIEW

For the lands generally bounded by Patterson Road to the north, Old Guelph Road and the Canadian National Rail Line to the south, Highway 6 to the east, and Valley Road/York Road to the west and identified as Special Policy Area A – Pleasantview on Volume 3: Map A – Special Policy Areas of the Rural Hamilton Official Plan the following policies shall apply:

- a) Development within Special Policy Area A – Pleasantview shall be subject to the policies within Section C.1.1 – Niagara Escarpment Plan of Volume 1.

- b) That Policy F.1.12.6 of Volume 1 shall not apply.
- c) In considering development proposals; the siting of buildings, the provision of landscaped screening and the use of the natural materials to complement and blend with the natural landscape shall be encouraged.
- d) Any development proposed in the vicinity of the Niagara Escarpment, Borer's Falls Conservation Area and the Royal Botanical Gardens will have regard for the following in order to protect and preserve the unique views and vistas in the area:
 - i) nature and intensity of developments;
 - ii) site design;
 - iii) landscaping and buffering;
 - iv) access;
 - v) setbacks;
 - vi) building height; and,
 - vii) potential traffic generation relative to the
 - viii) protection and enhancement of these unique features.
- e) New Development shall only be permitted on lots serviced with municipal water.

Permitted Uses

- f) Notwithstanding Section D.4.1 – Permitted Uses and Section C.3.3.1, C.3.3.2 and C.3.3.7 of Volume 1, only the following uses shall be permitted:
 - i) Forest, wildlife and fisheries management; archaeological activities; public park and open space uses; trails (including the Bruce Trail); nature preserves; non-intensive recreational activities; essential transportation, and utility facilities;

- ii) Uses that existed on or before February 16, 1993;
- iii) Single detached dwellings that existed on or before August 14, 1998;
- iv) A new single detached dwelling on an existing lot of record that has a minimum lot size of 10 hectares;
- v) The replacement of an existing single detached dwelling in accordance with the policies of this Plan; and,
- vi) Accessory uses (e.g., garage, accessory building, swimming pool, etc.) may also be permitted in accordance with the policies of this Plan.

1810 Highway 6 (325 Old Guelph Road)

- g) Notwithstanding Policy 1.0 f) and Section D.4.1 – Permitted Uses of Volume 1, only the following uses shall be permitted for the property located at 1810 Highway 6 (325 Old Guelph Road):
 - i) The manufacturing of candles;
 - ii) mini-storage facility;
 - iii) light industrial manufacturing; and,
 - iv) the following accessory uses: administration and business offices; research and development; scientific laboratory; warehousing; and, the repair and sales of goods manufactured on the premises.
- h) All permitted and accessory uses in Policy 1.0 g) are subject to the following:
 - i) Light industrial uses are to be small scale, wholly enclosed operations, including the production and storage of goods;
 - ii) Operations shall have infrequent truck movement of products and/or heavy truck traffic; low movements of truck traffic; limited amounts of outdoor storage; limited fugitive emissions, and use small amounts of water in the manufacture and processing of goods;

- iii) Access onto Old Guelph Road by way of tractor-trailer/semi-truck will not be permitted, and no truck access is allowed, except nothing will prevent access of vehicles which typically serve a residential neighbourhood on an infrequent basis, such as moving vans; and,
- iv) No authorization, permit or approval shall be issued until such time as the owner/operator receives site plan approval from the City of Hamilton to set out the location of and signage for the access and driveway onto Old Guelph Road.

154 Northcliffe Avenue (Sisters of the Precious Blood)

- i) In addition to Policy 1.0 f) and notwithstanding Section D.4.1 – Permitted Uses of Volume 1, within the existing building on the property located at No. 154 Northcliffe Avenue (Sisters of the Precious Blood), only the following uses shall be permitted:
 - i) A Place of Worship; and
 - ii) A Convent.

574 Northcliffe Avenue (Sisters of St. Joseph)

- j) In addition to Policy 1.0 f) and notwithstanding Section D.4.1 – Permitted Uses of Volume 1, within the existing building located at No. 574 Northcliffe Avenue (Sisters of St. Joseph), only the following uses shall be permitted:
 - i) A Place of Worship;
 - ii) A Convent;
 - iii) A residential care facility for a maximum of 35 residents; and,
 - iv) A dormitory with a maximum of 36 students and accessory uses for an educational establishment provided it is in conjunction with the convent of the Sisters of St. Joseph.

Schedules and Appendices

4.3.1 Appendix

- a. That Volume 3: Appendix A – Site Specific Key Map be amended by adding lands known municipally as 2 Homestead Drive to Special Policy Area A - Pleasantview, as shown on Appendix "L", attached to this Amendment.

5.0 Implementation:

An implementing Zoning By-Law Amendment will give effect to the intended uses on the subject lands.

This Official Plan Amendment is Schedule "1" to By-law No. ____ passed on the ____th of ____, 2021.

**The
City of Hamilton**

F. Eisenberger
MAYOR

A. Holland
CITY CLERK























